



TOWN OF DAVIE 2010 IMPACT FEE STRUCTURE & IMPLEMENTATION

WHAT ARE IMPACT FEES?

Impact fees are charges which are assessed against new development in an attempt to cover the cost of providing capital facilities (infrastructure) needed to serve new development. Impact fees are the mechanism by which new growth can pay its way, minimize the extent to which existing residents must bear the cost of new or expanded facilities which are necessitated by new residents.

"Impact Fees" are charges levied on new development to reimburse local governments for the capital costs of constructing public facilities that are required to provide defined level of service (LOS) to that same development. Local governments may choose to charge impact fees at either full-cost recovery or at some portion thereof. As a matter of policy and legislative direction, the full-cost approach would require new development to pay for all of the costs associated with its share of required new public facilities. On the other hand, local governments may use alternative sources of revenue to fund new public facilities, supplementing these revenues with some level of impact fee that is less than the full cost of providing each increment of service to new development.

New development (generally synonymous with "growth") requires local government to provide a variety of new public facilities. These facilities can include parks and recreation facilities, roads, schools, libraries, water and sewer plants, public safety facilities, and other general government facilities. These requirements for public facilities can vary based upon the type of new development. Most of the demand for public facilities based upon required level of service is driven by the new permanent and/or seasonal population (residents) supported by the new development. In some cases, however, these requirements arise from new development supporting employment and visitors that may or may not include residents. In any event, impact fees can only be assessed to new growth units within the Town, even though the demand for some facilities may be caused by visitors or seasonal residents.

IMPLEMENTATION PLAN

The following Impact Fee structure and implementation plan was approved by Town Council August 19, 2009. These Impact Fees represent 35% cost recovery for Parks & Recreation, and full-cost recovery for Police, Fire and General Government. The Implementation plan is presented below.

	Unit	Current Fee	Calculated Impact Fee	Implementation Plan				
				Year 1	Year 2	Year 3	Year 4	Year 5
Police								
SFR DETACHED (ALL)	Dwelling Unit	\$122.19	\$306.87	\$159.13	\$196.06	\$233.00	\$269.93	\$306.87
MULTI-FAMILY (10 units per parcel or more)	Dwelling Unit	\$47.39	\$119.03	\$61.72	\$76.05	\$90.37	\$104.70	\$119.03
MULTI-FAMILY (less than 10 units per parcel)	Dwelling Unit	\$45.51	\$114.29	\$59.26	\$73.02	\$86.77	\$100.53	\$114.29
COMMERCIAL	Sq. Ft.	\$0.290	\$0.300	\$0.292	\$0.294	\$0.296	\$0.298	\$0.300
INDUSTRIAL	Sq. Ft.	\$0.046	\$0.048	\$0.047	\$0.047	\$0.047	\$0.048	\$0.048
Fire								
SFR DETACHED (ALL)	Dwelling Unit	\$67.54	\$410.07	\$136.05	\$204.55	\$273.06	\$341.56	\$410.07
MULTI-FAMILY (10 units per parcel or more)	Dwelling Unit	\$26.20	\$159.06	\$52.77	\$79.34	\$105.91	\$132.48	\$159.06
MULTI-FAMILY (less than 10 units per parcel)	Dwelling Unit	\$25.15	\$152.72	\$50.67	\$76.18	\$101.69	\$127.21	\$152.72
COMMERCIAL	Sq. Ft.	\$0.050	\$0.320	\$0.104	\$0.158	\$0.212	\$0.266	\$0.320
INDUSTRIAL	Sq. Ft.	\$0.040	\$0.256	\$0.083	\$0.126	\$0.170	\$0.213	\$0.256
Parks & Recreation								
SFR DETACHED (ALL)	Dwelling Unit	\$700.00	\$1,625.95	\$885.19	\$1,070.38	\$1,255.57	\$1,440.76	\$1,625.95
MULTI-FAMILY (10 units per parcel or more)	Dwelling Unit	\$271.51	\$630.67	\$343.34	\$415.18	\$487.01	\$558.84	\$630.67
MULTI-FAMILY (less than 10 units per parcel)	Dwelling Unit	\$260.70	\$605.55	\$329.67	\$398.64	\$467.61	\$536.58	\$605.55
General Government								
SFR DETACHED (ALL)	Dwelling Unit	\$0.00	\$204.09	\$40.82	\$81.64	\$122.45	\$163.27	\$204.09
MULTI-FAMILY (10 units per parcel or more)	Dwelling Unit	\$0.00	\$79.16	\$15.83	\$31.66	\$47.50	\$63.33	\$79.16
MULTI-FAMILY (less than 10 units per parcel)	Dwelling Unit	\$0.00	\$76.01	\$15.20	\$30.40	\$45.60	\$60.81	\$76.01
COMMERCIAL	Sq. Ft.	\$0.000	\$0.150	\$0.030	\$0.060	\$0.090	\$0.120	\$0.150
INDUSTRIAL	Sq. Ft.	\$0.000	\$0.120	\$0.024	\$0.048	\$0.072	\$0.096	\$0.120
Total by Property Type								
Total SFR		\$889.73	\$2,546.98	\$1,221.18	\$1,552.63	\$1,884.08	\$2,215.53	\$2,546.98
Total MF 10 Units or More per Unit		\$345.11	\$987.92	\$473.67	\$602.23	\$730.79	\$859.35	\$987.92
Total MF Less than 10 Units per Unit		\$331.36	\$948.56	\$454.80	\$578.24	\$701.68	\$825.12	\$948.56
Commercial per Sq. Ft.		\$0.340	\$0.770	\$0.426	\$0.512	\$0.598	\$0.684	\$0.770
Industrial pr Sq. Ft.		\$0.086	\$0.424	\$0.154	\$0.221	\$0.289	\$0.356	\$0.424
Percentage Increase								
Total SFR				37%	27%	21%	18%	15%
Total MF 10 Units or More per Unit				37%	27%	21%	18%	15%
Total MF Less than 10 Units per Unit				37%	27%	21%	18%	15%
Commercial per Sq. Ft.				25%	20%	17%	14%	13%
Industrial pr Sq. Ft.				78%	44%	30%	23%	19%

*SFR include mobile homes where there is one mobile home per parcel. Multi-Family include mobile homes where there is more than one mobile home per parcel and mobile home parks.

FOR ADDITIONAL INFORMATION or QUESTIONS PLEASE CONTACT:

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